



**TOWN OF ROCKY HILL
PLANNING AND ZONING COMMISSION
NOTICE OF REGULAR MEETING
WEDNESDAY, JANUARY 21, 2015 (AS AMENDED)**

Town Council Room, Second Floor, Town Hall, 761 Old Main Street, Rocky Hill, CT 06067

1. REGULAR MEETING CALL TO ORDER AT 7:00 P.M.

2. PUBLIC (generally limited to 3 minutes)

3. ADOPT THE AGENDA

4. CONSENT AGENDA

A. Approval of Minutes December 17, 2014;

B. Set a Public Hearing for Special Permit Application, for **Alyssa Heald**, proposing to use approximately 3,400 square feet for the relocation of a Crossfit Gym in Units E1, E2 and E3 of Shunpike Business Center at 1275 Cromwell Avenue in a BP-Business Park Zoning District;

C. Earth Removal Permit 2015-1 (formerly #76-1 and #80-1), **Town of Rocky Hill**, for phase II of Rocky Hill Business Park, Old Forge Road, Dividend Road, Belamose Avenue in an OP-Office Park Zoning District;

5. AGENDA ITEMS

A. Subdivision Application, **Lou-Anne Schmelter and Lisa Fontana**, proposing to divided #332 France Street in to two (2) residential lots, one with an existing residence and the other to be a building lot, plus a public sidewalk waiver request, for property located at 332 France Street in a R-20 Residential Zoning District;

B. Site Plan Modification, **Town of Rocky Hill, Guy Scaife, Town Manager**, proposing to create a secured impound area for Rocky Hill Police Department, to relocate three dumpsters, and add seventeen (17) parking spaces to the rear of 699 Old Main Street and Cora J. Belden Library, 33 Church Street, in a R-20 Residential Zoning District;

C. Proposed Amendments to the Rocky Hill Zoning Regulations, **Town of Rocky Hill**, proposing to amend/add language concerning **Medical Marijuana**, refer to Item 1A on this document;

D. Proposed Zoning Regulation Amendments, **Town of Rocky Hill**, proposing to modify the Rocky Hill Zoning Regulations:

- 1.** Remove Section **4.1.3 Site Plan Uses D. Mixed-uses**, in the OP – Office Park Zoning District;
- 2.** Modify the language in Section **4.1.2 Site Plan Uses F** from “mixed commercial and residential uses” to “mixed use,” in the C-Commercial Zoning District;
- 3.** Modify **Section 4.3.5** Add : This Section is not applicable to Mixed Use Developments approved under Section 7.13
- 4.** Add to and/or replace existing definitions within **Section 2.2 DEFINITIONS**:

Affordable Housing: housing for which people and families pay thirty percent (30 %) or less of their annual income, where such income is less than or equal to the area mean income for the municipality in which such housing is located, as determined by the United States Department of Housing and Urban Development

Affordable Housing Set Aside: ten (10) percent of housing units in a mixed use development, are to be designated as “affordable housing,” as defined herein, when the number of residential units on site is ten (10) or more total

Apartment: a suite of rooms forming one residence or dwelling unit

Apartment Building: a building containing several apartment style dwelling units for lease

Duplex Residence: two joined residential dwelling units

Mixed Use: a combination of (i) a commercial use or uses permitted in, and meeting the applicable standards of, the underlying district, which use or uses shall included retail, (ii) residential use; and (iii) recreational, cultural, civic and/or educational uses not limited to occupants and guests of the residential component. All categories of use shall be substantial elements of the overall project, shall be complementary and shall be physically and functionally integrated. The project shall be designed to facilitate and encourage internal and external pedestrian access to the extent reasonably practicable

Mixed Use Development: a combination of a residential use or uses and a non-residential use or uses in a single building or in a cohesive planned development in more than one building

Multifamily Housing: allowed as a component of a mixed use development is a classification of housing where multiple separate housing units for residential inhabitants are contained within one building, with or without party walls or several buildings within one complex. A common form is an apartment building. Sometimes units in a multifamily residential building are condominiums, where typically the units are owned individually rather than leased from a single apartment building owner.

5. Add Section 7.13 Mixed Use Development

The Commission may grant a Special Permit and Site Plan approval for a Mixed Use Development in a C-Commercial Zoning District, provided the proposed development meets the applicable definitions and requirements under this Section 7.13, 2.2, 8.3 and 8.4 of these Regulations as may be amended.

7.13 A. Height and Area Requirements:

1. Building Height: If more than one building is proposed within a mixed use development, the buildings should be at varying heights. Building height is not to exceed 45 feet or 4 stories.

2. Building Setbacks: Front yard setback can range between 10 feet and 35 feet. Applicants, in writing, can request a front yard setback less than 10 feet providing the change would not create a sightline hazard or other hazard; and in front of the building vegetative elements are incorporated.

Side Yard and Rear Yard Setbacks are to meet those of the underlying district.

3. Minimum Impervious/landscaped area: There is to be a minimum of 30% impervious area on site distributed throughout the site. Vegetative buffering is to be provided along side and rear property boundaries

7.13 B Parking Requirements/Traffic:

Shared parking is required. The Applicant, in writing, shall present the proposed uses in general within the proposed development, their parking needs, and requirements as well as the overall parking and circulation plan.

7.13 C Multifamily Housing/Affordable Housing:

Multifamily housing is allowed in a mixed use development in the form of rental units and/or condominium units. Affordable housing units as defined in Section 2.2, shall be required where at least ten(10) residential units are proposed as a part of a mixed use development. In mixed use developments which contain ten (10) residential units or more, ten (10) percent of the those units are to be designated as “affordable” by deed restriction/lease for a period of thirty years.

7.13 E In addition to other criteria contained elsewhere in these Regulations, applications for a Special Permit and Site Plan approval for a mixed use development shall comply with the following:

1. Special Permit Requirements in Section 8.3.
2. Site Plan Requirements in Section 8.4
3. Properties are to be served by public water and public sewer;
4. Public sidewalks are to be provided along the street frontage and throughout the development with areas of refuge such as but not limited to benches, other areas for sitting;
5. Commercial Vehicles as defined in Section 2.2 are prohibited from overnight parking unless associated with an on-site commercial business and appropriately screened from the public street and on site and nearby residential units;
6. The design guidelines as developed for the Silas Deane Highway, The Silas Deane A Vision for Reinvestment. Action Items and Design Guidelines * is to be followed with respect to project and building design.

*The Silas Deane A Vision for Reinvestment Action Items and Design Guidelines, Wethersfield and Rocky Hill, Connecticut, prepared by Fuss & O’Neill in association with Ferrero Hixon Assoc., dated April 2006.

6. ANY OTHER BUSINESS

7. COMMUNICATIONS

A. Educational Opportunity: CT Bar Association – Connecticut Land Use Law for Municipal Land Use Agencies, Boards and Commissions, Saturday March 21, 2015 at Wesleyan University, 8:30 to 4:30

8. APPROVE BILLS

A. Planimetrics Invoice # 1072 for \$7,000;

9. ADJOURN

Dated in Rocky Hill CT this 16th day of January 2015 (Amended 1-20-2015)

Rocky Hill Planning and Zoning Commission
Dimple Desai, Chairman
Victor Zarrilli, Secretary